

TWP EXHIBIT 1

Mr. Bill Beckett, of WT Development, was present and stated that Mr. Shah has owned the current Taco Bell since 1987, that various improvements have been made to the existing site over the years and that the new site will allow for more seating, additional parking and a better configuration for the drive-thru operation. Mr. Beckett also stated that the plan complies with the setback and drive location requirements and that other issues can be addressed during the site plan review process.

Mr. Charles Zahnow, 990 Baldwin Road, was present and inquired about the location of the access drive on Baldwin Road, the increase in traffic, parking of semi-trucks and whether the current Taco Bell will be closed or torn down.

Dr. Haque, 971 Baldwin Road, was present and requested that a greenbelt be installed along his property, which is zoned OS-1, located immediately north of the subject site.

There being no further comments, the public hearing was closed at 7:44 p.m.

After discussion, it was moved by Commissioner Daum and supported by Commissioner Black to approve the request from WT Development, representing Taco Bell owner Ashvin Shah, for a Special Conditional Use Permit in order to install a drive-thru operation at the new Taco Bell to be located at 972/982 S. Main Street. **MOTION CARRIED.**

Rezoning – Rolling Hills Golf Course – West 63 Acres – R-4 to RM

Ms. Jackman reviewed the request from Dante Bencivenga and Fazal Khan & Associates for a conditional rezoning of the westerly 63 acres of the Rolling Hill Golf Course property from R-4 Single Family Residential to RM Multiple Family Residential stating that the rezoning is not in conformance with the Master Plan, however, the conditional rezoning process provides the City a greater ability to protect the open space in the area.

Ms. Jackman provided a summary of the conditional rezoning legislation and reviewed the developer's written letter of intent which includes:

- Dedication of the easterly nine holes of the golf course to the City, to be permanently preserved as golf course or open space;
- A mix of 8-unit and 15-unit two-story buildings as depicted on the site plan;
- That the development will be a private, gated community with a private tennis court, clubhouse and pool with ponds, lavish landscaping and walking trails;
- That a 100 foot landscaped buffer will be provided along the north property line;
- A proposed banquet facility on an adjacent parcel on Davison Road currently zoned B-2 General Business; and
- A proposed 40,000 sq. ft. medical office building on an adjacent parcel on Davison Road currently zoned B-2 General Business.

Ms. Jackman updated the commission on the process of other communities utilizing conditional rezoning. Ms. Jackman reviewed various reasons to approve the conditional rezoning request including the facts that the proposal limits the range of uses permitted on the parcel as currently proposed, insures the property develops in a way that protects the surrounding neighborhood and minimizes potential impacts to the adjacent properties, insures a better development than would be likely if the property were rezoned without the conditions offered or if developed under the existing zoning classification and preserves open space beyond what would otherwise be required.

Ms. Jackman reviewed the proposed elevations of the condominiums units, the banquet facility and the office building which includes brick, stone and wood.

Vice Chairperson Turkelson opened the public hearing at 7:58 p.m.

Mr. Brad Berlinger, 304 Mansfield Drive, was present and inquired how the land would be dedicated to the City, who would be responsible for maintaining the open space, if the City guarantees the open space will be a golf course, if public access would be allowed if the open space becomes a park and if the City is willing to support a golf course.

Mr. Al Gelhausen, 440 Lincoln Street, was present and stated that he is on the fence due to the pluses and minuses of the development, inquired how the developed is a public benefit, that the proposal constitutes urban sprawl, inquired as to who the market is, where the people are coming from and what type of families will be buying the condos, stated that the schools will be affected, that Oakland County residents vote against school millages, that he is concerned about the infrastructure, that people want to golf on 18 hole courses and that there will be additional traffic.

Mr. Bob Umlauf, 374 Mansfield Drive, was present and inquired what exactly is being voted on, why the proposal is before the commission again, where the western extent of the development is located, whether Lake Nepessing Road is being extended and stated that he is concerned with the amount of traffic.

Mr. John Loudermilk, 282 Mansfield Drive, was present and stated that he is also representing John Rapanos who is in opposition to the rezoning. Mr. Loudermilk stated that he has been involved with development of the surrounding areas, that he has mixed feelings on the rezoning, that there are wetland issues if the entire property was developed as single family as previously shown, that there are pluses and minuses to the project, that the issues of timeframes have not been addressed, that detailed explanations are needed and that he has concerns that a 9 hole course will not succeed since the 18 hole course is not succeeding. Mr. Loudermilk further stated that he tried but was never successful in meeting with the developer's attorneys, that he is getting intimidation, that the developers are threatening to destroy the whole community if they don't get what they want, that he cannot believe it will be a success and that he hopes it is not a failure.

Mr. Ernest Essad, representing Dante Bencivenga, was present and stated that it was originally the developer's intent to dedicate the balance of the property to the City for use as a golf course or open space, that it is up to the City to decide the use of the open space, that the City may convey their interest to another non-profit such as a homeowners association to be used as a golf course, that in the event the property would not be used as golf course or natural open space the property would revert to the developer and that the idea is to keep the back areas open and tuck the development in one corner of the property while putting control of the open space in the City's hands. Mr. Essad further stated that the Planning Commission will send their recommendation to the City Commission which will make the final decision on the details of the offer, that the current plan means the golf course view for the homes in the area will stay, that no hearing would be needed to build single family homes on the entire parcel and that they have been working with the City to develop the property to meet the needs of the community and the developer. Mr. Essad stated that community will be gated and the buildings will be attached, stacked condos with high quality exteriors.

Tony Vettraino, the builder for the project, was present and stated that the sale prices will be based on a square foot price equivalent to home prices in the area, that the type of families expected are seniors and young families, that the price range is expected to be under \$200,000 for a 1,200 to 1,400 square foot unit, that the condos will not be low income housing and that the City will have the option to sub-lease the course.

Ms. Sharon Barbera, 290 Mansfield Drive, was present and inquired if the condos will be rental units.

Mr. Steve Watz, 3360 Davison Road, was present and inquired if there will be a buffer, fence or trees on the west side of the development adjacent to his property and if Lake Nepessing Road is planned to be extended as the area is all wetlands and swamps.

Tom Norum, 288 Courtney's Place, was present and inquired if the developer has experience developing property around golf courses, what the economic impact to homes in the area will be, how the project will affect his house value and stated the project is taking money out of his pocket.

Donna Coulter, 636 Eastway Circle, was present and asked for clarification on what zoning classification the property is being rezoned to.

Mr. Bruce Curran, 789 Farnsworth Road, was present and inquired what the height of the office building will be.

Mr. John Loudermilk, representing John Rapanos of Prodo, Inc., was present and stated that Mr. Rapanos is a former owner of the golf course who sold to Mr. Tamulis who then sold the property to Mr. Mason Richardson. Mr. Loudermilk stated Mr. Rapanos is opposed to any change to the golf course property, that he will oppose the rezoning in court in a class action suit with anyone else who wants to join him.

There being no further comments, the public hearing was closed at 8:44 p.m.

Commissioner Kerbyson read an email from Commissioner Treece expressing his position on the request. Vice Chairperson Turkelson read the following letter received into the record:

To the Planning Commission

My name is William Gibbons
287 Mansfield Dr., Lapeer, Mi 48446

When you were put on the Planning Commission it was to represent me and all the people of Lapeer. It would seem to me that the developer is running the commission. What you have here as a commission must remember there are people that made a decision to put their money into 200 to 300 thousand dollar homes in Lapeer and you the commission are not representing them. If you think this developer cares about Lapeer you are wrong. Don't let Lapeer down. This developer will find another city that wants low income housing. Thank you.

Discussion was held regarding the fact that the commission needs to vote yes or no on the proposal as submitted, the process for conditional rezoning, the high likelihood that the entire property will be developed as all single family homes if the proposal is denied, the City's opinion of running the golf course, the status of other city-owned golf courses and the likelihood that if the open space remained a park access would not be restricted and it would be converted to natural area with tall grass due to mowing expenses. Discussion was also held regarding the possibility of area residents forming a homeowners association to be responsible for the remaining open spaces, the need to protect the investment of the developer and homeowners in the area, the fact that the R-4 zoning has been in place for many years, the costs associated with the Prairies & Ponds at Oakdale development and the need to allow the City Commission the opportunity to vote on the current proposal outlined in the letter of intent from the developer.

After discussion, it was moved by Commissioner Black and supported by Commissioner Kerbyson to recommend the City Commission approve the request by Dante Bencivenga to rezone the westerly 63+/- acres of Parcel #L20-83-304-040-00, currently known as Rolling Hills Golf Club, from R-4 One-Family Residential to RM Multiple-Family Residential subject to:

- The conditions offered by the developer in the letter from Ernest J. Essad, Jr. dated November 9, 2005;
- The project being developed in general conformance with the revised Preliminary Concept Plans by Fazal Khan and Associates dated May 28, 2005 and received by the City November 9, 2005 and as further illustrated in the accompanying architectural drawings;
- A zoning agreement between the developer and the City detailing the conditions outlined in the above-mentioned documents being approved by the City Commission after review by the City Attorney; and
- Substantial progress being made toward satisfying the above-stated conditions within two years from the date of final City Commission approval of the rezoning.

ON A ROLL CALL VOTE:

Yeas: Commissioners Black, Kerbyson and Turkelson.

Nays: Commissioners Sprague and Daum.

Absent: Commissioner Stacy, Treece, Gelhausen and Leonard.

Abstain: None.

MOTION CARRIED.

Rezoning – 1280 Imlay City Road – Franks Foods – I-1 to B-2

Ms. Jackman reviewed the Planning Department initiated request to rezone the property known as 1280 Imlay City Road from I-1 Industrial to B-2 General Business. Ms. Jackman reviewed the location of the subject site, the zoning designation of the surrounding properties and stated that the site is currently Frank's Foods which is being redeveloped.

Vice Chairperson Turkelson opened the public hearing at 9:00 p.m.

There being no comments the public hearing was closed at 9:01 p.m.

It was moved by Commissioner Sprague and supported by Commissioner Kerbyson to recommend the City Commission approve the request to rezone the property known as 1280 Imlay City Road from I-1 Industrial to B-2 General Business. **MOTION CARRIED.**

SITE PLAN REVIEWS

Lapeer Church of the Nazarene – DeMille Boulevard

Ms. Jackman reviewed the site plan received for construction of the new Lapeer Church of the Nazarene on DeMille Boulevard immediately west of the South Branch Shopping Center. Ms. Jackman reviewed the location of the subject site and reported that the project received a Special Conditional Use Permit in February 2000, that there is a substantial amount of flood plains and wetlands on the site and that, with the exception of concerns regarding the accuracy of the depiction of the flood plain on the site plan, the plan is in compliance with zoning requirements. Ms. Jackman reported that other issues regarding utilities and lighting can be addressed during engineering review and that the flood plain depiction is not based on the most current version of flood plain map for the City of Lapeer.

Mr. Alan Manville, of Kraft Engineering, was present and stated that the flood plain information was taken from the online FEMA map, that the current version of the flood plain map actually lowers the flood plain three-quarters of a foot which should not cause a problem but actually help the situation on the site. Mr. Manville further stated that the church is well aware of the Department of Environmental Quality's requirements related to flood plains, that preliminary calculations have been completed and requested that the site plan be approved with the remaining issues to be addressed during the engineering review of the site plan.

**MINUTES OF A REGULAR MEETING
OF THE
LAPEER CITY COMMISSION**

December 19, 2005

A regular meeting of the Lapeer City Commission was held on December 19, 2005 at Lapeer City Hall, 576 Liberty Park, Lapeer, Michigan. The meeting was called to order at 6:30 p.m.

Present: Mayor Pro-Tem Sprague
Commissioners Turkelson, Marquardt, Farrington, and Robinet.
City Attorney Ron Shamblin
City Manager Dale Kerbyson

Absent: Mayor Treece (excused -- illness)

Mayor Pro-Tem Sprague led the Pledge of Allegiance.

AGENDA APPROVAL

205 2005 12-19

Moved by Turkelson. Seconded by Robinet.
To approve the Agenda for December 19, 2005. MOTION CARRIED.

MINUTES

206 2005 12-19

Moved by Robinet. Seconded by Marquardt.
To approve the minutes of the Regular Meeting held on December 5, 2005, the Executive Session held on December 5, 2005 and the Workshop Meeting held on December 14, 2005 as presented. MOTION CARRIED.

Minutes from Various Boards and Commissions received through December 15, 2005 were received into record.

PUBLIC COMMENTS

CONSENT AGENDA

207 2005 12-19

Moved by Robinet. Seconded by Turkelson.
To approve the Consent Agenda for December 19, 2005 resulting in the following:
1. Approval of the Resolution for adoption of the Social Security Number Privacy Policy to be effective January 1, 2006.
City of Lapeer
Resolution

Social Security Number Privacy Policy

WHEREAS, beginning January 1, 2006, Act 454 of the Public Acts of 2004 requires a local government to create a written Social Security Number Privacy Policy; and

WHEREAS, THE City Commission of the City of Lapeer desires to comply with Act 454.

NOW THEREFORE, BE IT RESOLVED that the City of Lapeer Commission hereby approves the Social Security Number Privacy Policy dated December 19, 2005.

2. Approval of the Engineering Agreement for Design Services for the Reconstruction of Fair Street with Rowe Incorporated in the amount of \$27,500 and to authorize the City Manager to sign required documents.
3. Approval of the Harley Owners Group donation in the amount of \$1,500 for the DARE Fund Account 263-301-675100.

MOTION CARRIED. RESOLUTION DECLARED ADOPTED.

PUBLIC PROCLAMATIONS, RECOGNITIONS AND RESOLUTIONS

None presented.

PUBLIC HEARINGS

No public hearings scheduled.

ADMINISTRATIVE REPORTS

Rolling Hills Golf Course Rezoning Request

208 2005 12-19

Moved by Robinet. Seconded by Farrington.

To approve the amendment to Chapter 7 (Zoning Ordinance), Section 7.03.G. Number 76 of the General Ordinances of the City of Lapeer.

THE CITY OF LAPEER ORDAINS:

7.03 ZONING DISTRICTS AND MAP

G. ZONING DISTRICT AMENDMENTS:

76. The following property, formerly zoned One Family Residential (R-4), is hereby rezoned to Multiple-Family District (RM) subject to the conditions listed below.

Part of the East ½ of Section 1, T7N, R9E, City of Lapeer, described as beginning at the East ¼ corner of Section 1; thence North 89°57'50" West 910.15 ft to the East line of Essex Subdivision; thence South 10°07'00" West 294.22 ft along the East line of Essex Subdivision to the North 60.00 ft right-of-way line of Genesee Street (M-21); thence along the North 60.00 ft right-of-way line of Genesee Street along the arc of a 541.26 ft curve to the left, a radius of 1970.08 ft, delta 15°44'28.9"; thence North 61°29'00" East 1398.26 ft to the North-South ¼ line of Section 1; thence North 00°52'30" East 432.57 ft along the North-South ¼ line of Section 1, thence South 61°28'33" West 656.49 ft to the Point of Beginning; thence South 28°31'06" East 376.87 ft; thence South 61°28'30" West 200.00 ft; thence South 28°31'33" West 676.50 ft; thence South 28°31'30" East 189.99 ft to the North 60.00 ft right-of-way line of Genesee Street (M-21); thence along the North 60.00 ft right-of-way line of Genesee Street South 61°29'00" West 195.73 ft; thence North 01°08'52" East 1733.48 ft; thence South 88°56'33" West 723.38 ft; thence South 88°56'44" West 599.99 ft; thence North 01°03'01" 669.02 ft; thence North 88°56'43" East 2495.67 ft to the Southwest corner of Rolling Hills Subdivision No. 3; thence Southwesterly 1645± ft to the Point of Beginning. Containing 64± acres.

The rezoning is subject to:

- The conditions offered by the developer in the letter from Ernest J. Essad, Jr. dated November 9, 2005;
- The project being developed in general conformance with the revised Preliminary Concept Plans by Fazal Kahn and Associates dated May 28, 2005, and received

by the City November 9, 2005, and as further illustrated in the accompanying architectural drawings;

- A zoning agreement between the developer and the City detailing the conditions outlined in the above-mentioned documents being approved by the City Commission after review by the City Attorney; and
- Substantial progress being made toward satisfying the above-stated conditions within two years from the date of final City Commission approval of the rezoning.

ON A ROLL CALL VOTE:

AYES: Commissioner Turkelson, Marquardt, Farrington, and Robinet.

NAYS: Commissioner Sprague.

ABSTAIN: None.

ABSENT: None.

MOTION CARRIED. AMENDMENTS TO CHAPTER 7 ADOPTED.

Alliance Manufacturing Products LLC – IFT Revocation

209 2005 12-19

Moved by Marquardt. Seconded by Robinet.

To approve the Resolution for an Industrial Facility Tax Exemption Certificate Revocation of Personal Property Component for Alliance Manufactured Products, LLC, Certificate Number 2003-300.

RESOLUTION

INDUSTRY FACILITY TAX EXEMPTION CERTIFICATE REVOCATION OF PERSONAL PROEPRTY COMPONENT

Alliance Manufactured Products, LLC
Certificate Number 2003-300

WHEREAS, an Industrial Exemption Certificate was issued to Alliance Manufactured Products, LLC December 30, 2003 as Certificate Number 2003-300; and

WHEREAS, said Exemption Certificate was in effect as of December 31, 2003 granting exemption from Advalorum property taxes for real property improvements of \$25,000 and personal property of \$4,090,000 beginning in 2004 and ending December 30, 2017, and

WHEREAS, the Assessor has reported that as of December 14, 2005, Alliance Manufactured Products, LLC has removed all their personal property and said personal property is no longer located at the project premises for which such Exemption Certificate was issued; and

WHEREAS, it appears to this Commission that Alliance Manufactured Products, LLC no longer occupies the property for which said Exemption Certificate was issued and is in violation of Section 15 (2) of Act 198 of 1974.

NOW, THEREFORE, BE IT RESOLVED by the Lapeer City Commission that:

- 1) The personal property covered by Industrial Facilities Exemption Certificate #2003-300 is no longer located within the City of Lapeer and, therefore, no longer eligible for said exemption.
- 2) As of December 30, 2000, Alliance Manufactured Products, LLC was in violation of Section 15 (2) of Act 198 of 1974 and said personal property component of Industrial Facilities Exemption Certificate #2003-300 should, therefore, be revoked.
- 3) The City Commission of the City of Lapeer hereby requests the State Tax Commission to revoke the personal property component of Industrial Facilities Exemption Certificate #2003-300 effective December 30, 2005.

MOTION CARRIED. RESOLUTION DECLARED ADOPTED.

CITY MANAGER'S REPORT

210 2005 12-19

Moved by Robinet. Seconded by Turkelson.

To approve the City of Lapeer 2006 Official Meeting Calendar as presented.

MOTION CARRIED.

City Manager Kerbyson reviewed the information regarding Community Service Awards by the Michigan Recreation and Park Association to Lapeer Rotary Club for their contribution for Audubon Park and Lapeer Optimist Club for their contribution for the soccer fields.

City Manager requested approval of funds for a study regarding property review and possible contract for management toward the Rolling Hills Gold Course. Brief discussion was held on the operation of the land for a golf course or open space.

211 2005 12-19

Moved by Farrington. Seconded by Turkelson.

To approve the appropriation of funds up to \$20,000 to the Recreation Department Other Contractual Services Account (208-757-802999) from the General Fund Contingency (101-890-998000) for use in a study including appropriate consulting services up front costs in order to operate the Rolling Hills Golf Course.

MOTION CARRIED.

CITY ATTORNEY REPORT

City Attorney Shamblin provided an update regarding 585 Louis C. Cramton.

BILL LISTING FOR DECEMBER 19, 2005

212 2005 12-19

Moved by Marquardt. Seconded by Robinet.

To approve the Bill Listing for December 19, 2005 in the amount of \$571,737.80.

MOTION CARRIED.

UNFINISHED BUSINESS

213 2005 12-19

Moved by Farrington. Seconded by Robinet.

To appoint the following:

Jennell Racosta	Board of Review	Term Ending January 1, 2009
Todd Alexander	Civil Defense Coordinator	Term Ending January 1, 2007
Donna Crouce	Election Commission	Term Ending January 1, 2007
Ronald Shamblin	Election Commission	Term Ending January 1, 2007
Tom Hubbell	Election Commission	Term Ending January 1, 2007

MOTION CARRIED.

DEPARTMENTAL COMMUNICATIONS

Departmental Communications were received into record.

MAYOR/COMMISSIONERS COMMENTS

Discussion was held regarding Rite Aid leaving the downtown area and hopefully the DDA would search for another drug store for the location, that monies for the independent golf course study would provide a thorough review of the area, that Calvelli's would be offering a free meal on December 25, 2005 from 2:00 p.m. to 6:00 p.m., and concerns with the golf course area.

ADJOURNMENT

214 2005 12-019

Moved by Turkelson. Seconded by Marquardt.
To adjourn the meeting. MOTION CARRIED.

The meeting adjourned at 6:46 p.m.

William J. Sprague, Mayor Pro-Tem

Donna L. Cronic, City Clerk

TOWNSHIP OF ELBA
WETLANDS AND WATERWAY ORDINANCE
ORDINANCE NO. 40.1

AN ORDINANCE TO PROTECT THE WETLANDS AND WATERWAYS WITHIN THE TOWNSHIP TO PRESERVE THE ECONOMIC, HEALTH, AESTHETIC, ENVIRONMENTAL, AND RECREATIONAL VALUES ASSOCIATED WITH WETLANDS AND WATERWAYS; TO ESTABLISH STANDARDS AND PROCEDURES FOR THE REVIEW OF PROPOSED ACTIVITIES IN WETLANDS AND WATERWAYS; TO PROVIDE FOR THE ISSUANCE OF USE PERMITS FOR APPROVED ACTIVITIES; AND TO ESTABLISH PENALTIES FOR VIOLATION OF THE ORDINANCE.

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THE TOWNSHIP OF ELBA ORDAINS:

SECTION 1. STATEMENT OF PURPOSE:

Wetlands and waterways are indispensable and sensitive natural resources subject to flooding, erosion, soil bearing capacity limitations, and other hazards. In their natural state, wetlands and waterways serve multiple functions for flood control, storm water storage and release, pollution control, erosion control, wildlife habitat, aesthetics, open space, and recreation. The loss of wetlands and waterways constitutes a threat to public health, safety, and general welfare. Pursuant to Michigan Constitution 1963, Article IV, 52, the conservation and development of natural resources of the State is a matter of paramount concern in the interest of the health, safety, and general welfare of the people. It is therefore the policy of the Township:

1. To protect wetlands and waterways while taking into account varying economic, ecological, hydrologic, recreational, and aesthetic values.
2. To provide for the protection, preservation, replacement, proper maintenance, and use of wetlands and waterways in order to minimize disturbance to them and to prevent damage from erosion, siltation, and flooding.
3. To provide for the issuance of permits for approved activities.
4. To establish standards and procedures for the review of proposed activities in wetlands and waterways.

SECTION 2. DEFINITIONS:

The following terms shall have the meanings stated below for purposes of this ordinance:

1. **ACTIVITY:** Means any use, operation, or action; including but not limited to filling, dredging, excavating, or constructing.
2. **AQUATIC VEGETATION:** Means plants and plant life forms which naturally occur in, at, near, or predominantly near water.
3. **BOTTOMLAND:** All land area of a lake, stream, or waterway which lies below the ordinary high water mark. Such land may or may not actually be covered by water.
4. **BUFFER ZONE:** An area of designated width following waterway shorelines.

5. **CHANNEL:** The geographical area within the banks of a waterway required to convey flowing water under normal flow conditions.
6. **DRAINAGE WAY:** Any drain, pipe, stream, creek, or swale which serves to transport water runoff to the primary watercourse system.
7. **ELBA TOWNSHIP WETLANDS MAP:** The official wetlands map of the Township of Elba, as amended or updated from time to time.
8. **FILL MATERIAL:** Any soil, sand, gravel, clay, peat, debris and/or refuse of any kind, or any other material which displaces soil or water or reduces water retention potential.
9. **ORDINARY HIGH WATER:** The line between upland and bottomland which persists through successive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is markedly distinct from the upland and is apparent in the soil itself, the configuration of the surface of the soil, and the vegetation. On an inland lake which has a level established by law, the ordinary high water mark means the established high level. When water returns to its natural level as a result of the permanent removal or abandonment of a dam, "ordinary high water" means the natural ordinary high water mark.
10. **MDEQ:** The Michigan Department of Environmental Quality.
11. **OWNER:** Any person who has dominion over, control of, title to, and/or any other proprietary interest in wetland and waterway areas; or title to an obstruction, natural or otherwise, to wetland and waterway properties.
12. **PERSON:** Any individual, firm, partnership, association, corporation, company, organization, or legal entity of any kind, including government agencies.
13. **RUNOFF:** Surface discharge of precipitation to a waterway or low area.
14. **SEASONAL:** Any intermittent or temporary activity which occurs annually and is subject to interruption from changes in weather, water level, or time of year, and may involve annual removal and replacement of a device or structure.
15. **STRUCTURE:** Any assembly of materials above or below the surface of the land or water, including but not limited to houses, buildings, bulkheads, piers, docks, landings, dams, waterway obstructions, towers, and utility transmission devices.

16. **TEMPORARY:** A time period as specified in the use permit, or if unspecified, means an uninterrupted time period of less than six (6) months in duration.
17. **UPLAND:** The land area adjoining a lake, stream, watercourse, or wetland above the ordinary high water mark and the uses of which are essentially non-aquatic.
18. **WATERWAYS:** Any drainage way, drain, river, stream, lake, pond, or retention basin, or any body or surface water having well defined banks whether continually or intermittently flowing. Waterways subject to regulation are designated on the Elba Township Wetlands Map.
19. **WETLANDS:** Lands characterized by the presence of water at a frequency and duration sufficient to support, and under natural circumstances does support, wetland vegetation or aquatic life and are commonly referred to as a bog, swamp, or marsh, and which is any of the following:
 - A. Contiguous to an inland lake or pond, or a river or stream.
 - B. Not contiguous to an inland lake or pond, or a river or stream; and more than 5 acres in size; except this subparagraph shall not be of effect, except for the purpose of inventorying, until the MDEQ certifies it has substantially completed its inventory of wetlands in Lapeer County.
 - C. Not contiguous to an inland lake or pond, or a river or stream; and 5 acres or less in size. If the MDEQ determines that protection of the area is essential to the preservation of the natural resources of the State from pollution, impairment, or destruction and the MDEQ has so notified the owner; except this subparagraph may be utilized regardless of wetland size when subparagraph (19b.) is of no effect; except for the purpose of inventorying, at the time.
20. **WETLANDS OFFICIAL:** A person or persons designated by the Elba Township Board authorized to inspect, survey, or study wetlands and waterways in the Township.

SECTION 3. LANDS TO WHICH ORDINANCE APPLIES:

1. All wetlands including but not limited to a twenty (20) foot buffer zone on each side of Farmers Creek and Hasler Creek and a ten (10) foot buffer zone on each side of all other streams and drains illustrated on the Elba Township Wetlands Map.

2. All wetlands of two (2) acres or more.
3. All other wetlands determined by the Township to be essential for preventing pollution, impairment, or destruction of natural resources systems and the environment and which are so designated on the Elba Township Wetlands Map.
4. All retention and detention facilities constructed for the purpose of collecting and/or directing runoff water onto any wetlands or waterways as identified on the Elba Township Wetlands Map.

SECTION 4. ELBA TOWNSHIP WETLANDS MAP:

1. The wetlands to which this ordinance applies are designated on the Elba Township wetlands map which accompanies this ordinance. All notations, references, and information shown thereon, shall be as much a part of this ordinance as if fully described herein. This map does not necessarily include all of the wetlands within the Township that may be subject to this ordinance. A wetlands inventory map does not create any legally enforceable presumptions regarding whether property that is or is not included on the wetlands map is or is not a wetland.
2. If, because of problems with scale or detail, there is any ambiguity as to whether a particular area is part of a wetlands, that determination shall be made by the Township Planning Commission (with assistance from the wetlands official), which will review the use or activity for that area.
3. The Planning Commission shall make recommendations to the Township Board for revisions to the Elba Township wetlands map whenever new and substantial data for wetlands and waterways becomes available. Whenever the wetlands map is proposed to be amended, notice of the proposed amendment and meeting date shall be given to all owners of property affected not less than eight (8) days nor more than fifteen (15) days prior to the meeting at which the proposed amendment is recommended for adoption by the Planning Commission.

SECTION 5. NOTICE TO MICHIGAN DEPARTMENT OF NATURAL RESOURCES:

The Township shall notify the MDEQ of the adoption of this ordinance. The Township shall enter into an agreement with the MDEQ providing for the exchange of information and for the coordination of the granting of permits, as required by Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, PA 451 of 1994, as amended.

SECTION 6. PROPERTY INSPECTION:

The wetlands official may make reasonable entry upon any lands or water within the Township for the purpose of enforcement of this ordinance or to conduct investigations, surveys, or studies pursuant to this ordinance.

SECTION 7. PROHIBITED ACTIVITIES:

Except for those activities expressly permitted by Section 8, it shall be unlawful for any person to conduct any activity within a wetlands area without first having obtained a use permit. Activities requiring a use permit include, but are not limited to, the following:

1. Depositing or permitting the placing of fill material into, within, or upon any waterways or wetland area.
2. Dredging, removing or permitting the dredging or removal of material or minerals from a waterway or wetland area.
3. Draining or causing to be drained, surface water from a wetland.
4. Constructing, operating or maintaining any land use or development in a waterway or wetland area.
5. Enlarging, diminishing, or altering any lake, stream, or other naturally occurring waterway.
6. Creating, enlarging or diminishing any natural or artificially constructed canal, channel, ditch, lagoon, pond, lake, or other waterway for navigation or any other purpose, whether or not connected to an existing lake, stream, or waterway.
7. Constructing, placing, enlarging, extending, or removing any temporary, seasonal, or permanent operation, or structure upon bottomland or wetlands, except seasonal docks, rafts, diving platforms, and other water recreational devices customarily owned and used by individual households.
8. Constructing, extending, enlarging, or connecting any conduit, pipe, culvert, open or closed drainage facility carrying storm water runoff from any site, or any other land use permitting discharge of silt, sediment, organic or inorganic material (s), chemicals, fertilizers, flammable liquids, or other polluting substances except in accordance with requirement of Federal, State, or County agencies and the Township of Elba.

9. Constructing, enlarging, extending, or connecting any private or public sewage or waste treatment plan discharge to any lake, pond, stream, waterway, or wetland except in accordance with requirements of Federal, State, or County agencies and the Township of Elba.
10. Pumping surface water for irrigation or sprinkling of private or public uses, other than for individually owned single-family residences, from lakes, ponds, rivers, streams, or waterways, except when the water body is wholly contained within the user's property.
11. Erecting or building any structure including but not limited to buildings, roadways, bridges of any type, tennis courts, paving, utility or private poles, or towers within or upon any waterway or wetland area.
12. Developments that increase in use or human density upon a wetland or waterway that would threaten the natural character of the resource or produce a recreational impact beyond the capacity of the land and/or stream to provide for the health and safety of existing users.

SECTION 8. ACTIVITIES NOT REQUIRING A PERMIT:

The following uses are allowed in a wetland without a permit, but may be subject to State laws:

1. Fishing, trapping, or hunting.
2. Swimming or boating.
3. Hiking.
4. Grazing of animals.
5. Farming, horticulture, silviculture, lumbering, and ranching activities, including plowing, irrigation, irrigation ditching, seeding, cultivating, minor drainage, harvesting for the production of food, fiber, and forest products, or upland soil and water conservation practices. Wetland altered under this subdivision shall not be used for a purpose other than a purpose described in this subsection without a permit.
6. Maintenance or operation of serviceable structures in existence on October 1, 1980 or constructed pursuant to this part (Part 303) or former Act No. 203 of the Public Acts of 1979.

wetland will be otherwise minimized.

13. Maintenance, repair, or operation of electric transmission and distribution power lines and construction of distribution power lines, if the distribution power lines are constructed, maintained, or repaired in a manner to assure that any adverse effect on the wetland will be otherwise minimized.
14. Operation or maintenance, including reconstruction of recently damaged parts, of serviceable dikes and levees in existence on October 1, 1980 or constructed pursuant to this part or former Act No. 203 of the Public Acts of 1979.
15. Construction of iron and copper mining tailings basins and water storage areas.
16. Actions taken in times of emergency, including the repair or restoration of public roads, electrical lines, natural gas lines, storm drainage systems, when immediate action is necessary to protect public health or safety or to prevent damage to property. A person taking such emergency action shall within fourteen (14) days thereof provide a report to the Township Planning Commission describing the action taken and the nature of the emergency necessitating the action. The matter shall be reviewed by the Planning Commission, which shall make a determination as to whether the resulting activities were reasonably necessitated by the emergency situation. To the extent the resulting damage exceeds that reasonably necessitated by the emergency situation, the person shall be subject to penalty for violation of this ordinance.
17. Installation on lakes, for noncommercial use, of any type of dock, boat hoist, ramp, raft or other recreational structure which is placed in a lake and removed at the end of the boating season.
18. Where a final subdivision plan or final site development plan containing work as defined in this article has been reviewed and approved the Planning Commission in conformance with the requirements of this articles, such approval, together with any additional terms and conditions attached hereto, shall be considered to have completed the requirements for a permit under this ordinance, which shall then be issued by the Township.

SECTION 9. NONCONFORMING ACTIVITIES:

An activity that was lawful before the adoption date of this ordinance, but which is not in conformity with the provisions of this ordinance, may be continued subject to the following:

1. No such activity shall be expanded, changed, enlarged, or altered in a way that increases its nonconformity with this ordinance.
2. If a building existing before the adoption of this ordinance is destroyed by fire or natural disaster it may be allowed to be reconstructed with the same dimensions and shape as the original structure if approved by the Township Planning Commission and the Township Building Inspector.
3. If a nonconforming activity is discontinued for twelve (12) consecutive months, any resumption of the activity must conform to this ordinance.
4. Activities that are or become nuisances shall not be entitled to continue as nonconforming activities.

SECTION 10. USE PERMIT APPLICATION PROCESS - RESIDENTIAL

1. Applicant shall first apply to Construction Code Authority (CCA) for residential construction and zoning permit application.
2. CCA shall perform a cursory review of the residential construction and zoning permit application to determine if the proposed activity is located within a flood plain or within five hundred (500) feet of a lake, stream, drain or wetland.
3. If a potential impact exists based on CCA's review, the Township shall be notified by the CCA and a copy of the permit application transmitted to the Planning Commission for review. The applicant shall submit a permit review fee to the Township as defined in Attachment 2.
4. The Planning Commission shall notify the wetlands official to perform a preliminary review of the residential construction and zoning permit application to determine if the proposed activity described in the application complies with the provisions of this ordinance.
5. If the proposed activity will not impact a wetland or waterway, the wetlands official shall recommend approval of the application.
6. If the impact of the proposed activity cannot be determined from the preliminary review, the wetlands official will inspect the property to determine compliance and the degree of impact, if any. The inspection shall be performed within five (5) business days after the review of the application. Prior to the inspection, the applicant shall submit a site inspection fee to the Township in accordance with

Attachment 2.

7. If the proposed activity will impact a wetland or waterway, the wetlands official will recommend disapproval of the residential construction and zoning permit application.
8. Following the residential construction and zoning permit application review process, applicants who wish to submit a wetlands use permit shall submit the following materials to the Township Clerk as part of the wetlands use permit application:
 - A. The name, address, and telephone number of the applicant and or the applicant's agent.
 - B. The name, address, and telephone number of the owner of the property.
 - C. The project location, including as applicable, the street, road or highway, section number, name of subdivision, and name and location of any wetlands or waterways which will or may be impacted.
 - D. A description of the wetland on which the use or development is to be made.
 - E. A detailed description and statement of the purpose of the proposed activity.
 - F. The location and number of trees to be removed of three (3) inch caliper or greater (the caliper of a tree is its diameter at four and one-half (4½) feet above the ground).
 - G. The amount and type of material to be removed or deposited and any proposed grading.
9. The applicant shall submit a wetland use permit application fee in an amount established by the Township Board and presented in Attachment 2 of this ordinance, prior to the use permit being reviewed.
10. When the applicant is not the owner of the property, a written authorization from the owner agreeing to the proposed activity shall be provided to the Township as part of the use permit application.

11. When, in the opinion of the Planning Commission or wetlands official, a proposed residential project has the potential to cause significant damage or impact to a wetlands area or waterway, a site plan, including topographical survey, sealed by a registered engineer or registered surveyor, shall be provided to the planning commission in accordance with the Township Engineering Ordinance. Eight (8) copies shall be provided to the Planning Commission for review. The site plan must include the following information:
 - A. The shape and dimensions of the lot or parcel, together with the existing and proposed locations or structures and improvements, if any.
 - B. Specification of the extent of all areas to be disturbed, the depths at which removal or deposition activities are proposed, and the angle of repose of all slopes of deposition material, and/or sides of channels or excavation resulting from removal operations.
 - C. Existing general soil conditions throughout the parcel.
 - D. Location and dimensions of all setbacks, easements, and existing and proposed public and private utilities.
 - E. Statements as to grade changes proposed and proposed drainage pattern changes for the lot or parcel and how such changes will affect these regulations. Existing contour data for the entire property with a vertical contour interval of no more than one (1) foot for all areas to be disturbed by proposed operations, extending for a distance of at least fifty (50) feet beyond the limits of such areas. Indicated elevations shall be based on United States Geological Survey datum.

SECTION 11. USE PERMIT APPLICATION PROCESS - COMMERCIAL/INDUSTRIAL

1. Provide a site plan to the Township Clerk that meets the requirements set forth by the Township Engineering Ordinance for commercial or industrial businesses.
2. The Planning Commission will conduct a preliminary review of the site plan. If thorough site plan review is required, the wetlands official will review the site plan to determine if the proposed activities complies with the provisions of this ordinance. The applicant will submit a review fee to the Township in advance of the review in accordance with Attachment 2.

3. If the proposed activity will not impact a wetland or waterway, the wetlands official will notify the Planning Commission of same in writing.
4. If the impact of the proposed activity cannot be determined from the preliminary review, the wetlands official will inspect the property to determine compliance and the degree of impact, if any. The inspection will be performed within five (5) business days after the review of the application. Prior to the inspection, the applicant will submit a site inspection fee to the Township in accordance with Attachment 2.
5. If the proposed activity will impact a wetland or waterway, the wetlands official will recommend disapproval of the site plan on this basis.
6. Following the preliminary site plan review process, applicants who wish to submit a wetlands use permit shall complete a wetlands use permit application. The wetlands use permit application for the development of commercial or industrial properties shall include a site plan based on a topographical survey, sealed by a registered engineer or registered surveyor, and shall be provided to the Planning Commission in accordance with the Engineering Ordinance. Eight (8) copies shall be provided to the Planning Commission for review. The site plan must also include the following information required for the wetland use permit application:
 - A. The shape and dimensions of the lot or parcel, together with the existing and proposed locations or structures and improvements, if any.
 - B. Specification of the extent of all areas to be disturbed, the depths at which removal or deposition activities are proposed, and the angle of repose of all slopes of deposition material, and/or sides of channels or excavation resulting from removal operations.
 - C. Existing general soil conditions throughout the parcel.
 - D. Location and dimensions of all setbacks, easements, and existing and proposed public and private utilities.
 - E. Statements as to grade changes proposed and proposed drainage pattern changes for the lot or parcel and how such changes will affect these regulations. Existing contour data for the entire property with a vertical contour interval of no more than one (1) foot for all areas to be disturbed by proposed operations, extending for a distance of at least fifty (50) feet beyond the limits of such areas. Indicated elevations shall be based on

United States Geological Survey datum.

SECTION 12. REVIEW OF WETLANDS USE PERMIT APPLICATIONS:

1. The granting or denying of all wetlands use permits shall be the responsibility of the Township Planning Commission based upon the standards of this ordinance and the Township Zoning Ordinance.
2. Prior to determination by the Planning Commission on the use permit application, notice of the application and the date, time, and location of a Planning Commission meeting at which the application will be considered shall be published in a paper of general circulation within the Township. A copy of the notice shall be mailed to those persons to whom property adjacent to the parcel on which the proposed activity is to be located is assessed. The notice shall include a date prior to which written comments regarding the application may be submitted for consideration.
3. Whenever a wetlands use permit application is denied, the reasons for denial shall be stated in the minutes.
4. Whenever a wetlands use permit is granted, the Planning Commission, in writing to applicant, shall:
 - A. Impose such conditions on the manner and extent of the proposed activity or use as are necessary to ensure that the intent of this ordinance is carried out and that activity or use will be conducted in such a manner as to cause the least possible damage, encroachment or interference with natural resources and natural process within the waterway and/or wetland area;
 - B. Fix a reasonable time within which the wetland operation must be completed.
 - C. Require the filing with the Township Clerk a cash bond or irrevocable, non-transferrable, letter of credit in such form and amount as determined necessary by the Township to ensure compliance with the approved use permit.
 - D. Notify the applicant that this permit is granted under the following limitations:
 - 1) Authority granted by this permit does not waive permit

requirements under Part 91, Soil Erosion and Sedimentation Control, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, being Sections 9101 to 9123, or the need to acquire applicable permits from the Lapeer County Drain Commission.

- 2) Authority granted under this permit does not waive permit requirements under Part 301 - Inland Lakes and Streams, and Part 303 - Wetlands Protection for State-regulated wetlands.
5. A permit approved by the Planning Commission shall not be issued until ten (10) business days following the date of approval. Any interested person who is aggrieved by the granting or denying of a use permit may request an appeal of the decision to the Township Board. A request for appeal must be filed within ten (10) business days following the granting or denial. If an appeal is requested during such a ten day period, the issuance of any permit shall be suspended pending the outcome of the appeal. The Township Board, upon review, may reverse, affirm, or modify the determination and/or permit issued by the Planning Commission.

SECTION 13. REVIEW STANDARDS:

The following standards shall govern the granting or denial of use permit applications:

1. The proposed activity shall not threaten public health or safety by increasing flooding, erosion, siltation, pollution, or storm water runoff volumes.
2. The proposed activity shall not interfere with the natural functions of wetlands and waterways, including the flow of waters and nutrients between wetlands and adjacent waterways.
3. The proposed activity shall not unnecessarily alter the natural grade or soils of any wetland or waterway, or alter the flow of surface or subsurface water to or from the wetland at any season of the year.
4. The proposed activity shall not result in the destruction of critical wildlife and waterfowl habitat, including habitat important for migratory waterfowl.
5. The proposed activity shall not interfere with public rights to the enjoyment and use of public waters.
6. The proposed activity shall not interfere with the scenic, aesthetic, recreational,

and educational benefits of wetlands and waterways.

7. The proposed activity plan must be the least harmful, the most feasible and the most prudent.
8. The proposed activity must be consistent with the promotion to the public health, safety, and welfare in light of the paramount concern for the protection of its natural resources from pollution, impairment, or destruction.
9. The proposed activity shall be in compliance with all other applicable statutes and ordinances.

SECTION 14. DISPLAY OF PERMITS:

The person to whom the use permit is granted shall display on the site the permit issued. Such display shall be continuous while work authorized by the permit is being done, and for at least ten (10) days after the completion thereof. Failure to allow entry for inspection by the authorized Township inspector (s) to verify compliance with the permit shall constitute a violation of this ordinance.

SECTION 15. TAKING WITHOUT COMPENSATION:

1. This ordinance shall not be construed to abrogate rights or authority otherwise protected by law.
2. For the purposes of determining if there has been taking of property without just compensation under Michigan law, an owner of property who has sought and been denied a permit or has been made subject to modification or conditions in the permit under this ordinance may file an action in a court of competent jurisdiction.
3. If the court determines that an action of the Township pursuant to this ordinance constitutes a taking of the property of a person, then the court shall order the Township, at the Township's option, to do one or more of the following:
 - A. Compensate the property owner for the full amount of the lost value;
 - B. Purchase the property in the public interest as determined before its value was affected by this ordinance;
 - C. Modify its action with respect to the property so as to minimize the

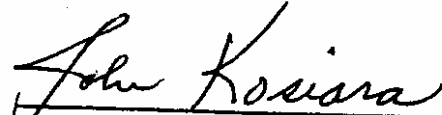
detrimental effect to the property's value; and

- D. Modify its action with respect to the property so that the action will not constitute a taking of the property.

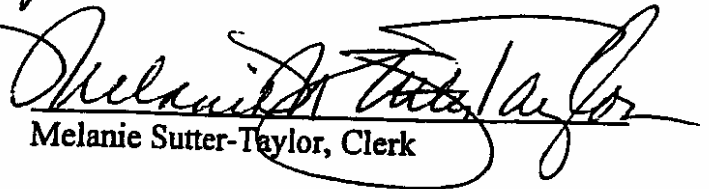
SECTION 16. PENALTIES AND ENFORCEMENT:

1. Any person, firm, or corporation or anyone acting on behalf of said person, firm, or organization who shall violate any of the provisions of this ordinance, or who shall fail to comply with any of the conditions of a use permit approved pursuant hereto is responsible for a municipal civil infraction, subject to payment of a civil fine of not less than \$50.00, plus costs and other sanctions, for each infraction. Repeat offenses under this ordinance shall be subject to increased fines as provided for in the Civil Infraction Ordinance, being Ordinance Number 48.
2. Any use or activity in violation of the terms of this ordinance is hereby declared to be a nuisance per se, and may be abated by order of any court of competent jurisdiction. The Township Board may institute any appropriate action or proceeding to prevent, abate, or restrain the violation. All costs, fees, and expenses in connection with such action shall be assessed as damages against the violation.
3. In the event of a violation, the Township shall have the power to order complete restoration of the wetland area involved by the person (s) or agent responsible for the violation. If such responsible person (s) or agent does not complete restoration within the time specified in the order, the Township shall have the authority to restore the affected wetlands to the prior condition wherever possible and the person (s) or agent responsible for the original violation shall be held liable to the Township for the cost of restoration.
4. Any person (s) violating the provisions of this ordinance shall be liable to the Township for any expense or loss or damage incurred by the Township by reason of such violation (s).

The undersigned Supervisor and Clerk of the Township of Elba hereby certify that this ordinance revision was duly adopted by the Elba Township Board at a meeting held on the 23rd day of February, 1998 and was duly published in The County Press on the 4th day of March, 1998.



John Kosiara, Supervisor



Melanie Sutter-Taylor, Clerk

COMMUNITY INPUT

SURVEY

In an effort to elicit community input for the Master Plan, a number of public meetings were held by the Elba Township Planning Commission. In addition, a community opinion survey was sent to all the households within the community. Of the 1,940 households sent a survey, 658, or 34%, responded. Because not all question were responded to, the total number of responses vary throughout the survey. The following chart shows the survey questions. A copy of the survey results as well as additional community comments is attached at the end of the Master Plan.

Community Opinion Survey Questions	
1. Why do you live in Elba Township?	
2. How long have you lived in the Township?	
3. Agricultural Land should be preserved? . If you agree, how should agricultural land be preserved?	
4. More residential housing is needed in the Township. If you agree, what kind of residential housing is needed?	
5. If residential housing is needed, here should new residential development be located?	
6. Should Elba Township develop more public parks and recreation facilities? If yes, what type of facilities is needed?	
7. More commercial development is needed in the Township. If you agree, what kind of commercial development should be encouraged?	
8. If commercial development is needed, where should it be located?	
9. More industrial development is needed in the Township? If you agree, what kind of industrial development should be encouraged?	
10. If industrial development is needed, where should it be located?	
11. What do you like best about Elba Township?	
12. What do you like least about Elba Township?	
13. Please tell us anything else you like use to know about how you feel Elba Township should plan for Future Land Use on separate sheets of paper.	

Nearly one-third, or 32%, of respondents have lived in the Township for 20 or more years and nearly a quarter, 24%, have only been Township residents for 0-5 years. The remaining respondents combined have lived in the Township for 6-20 years. While the rural character and nearby lakes are the qualities respondents like best about the Township, an increase in traffic and increasing population are trends least liked about the Township. It is important to note that even though the survey offered attributes such as junk and blight as issues to rank but respondents rated aspects related to growth as characteristics least liked about the Township.

...heading into a long off-season. Until then, however, the play will unfold around us as teams compete for victories and league titles.

Below is a preview of our area teams.

Lapeer East

Coach: Bill Kinzer
Last year's record: 20-3-1
Key losses: Jessie Ghilardi, Kara Ernst, Kayla Nolan, Rachel McDonald
Key returnees: Katy Ghilardi, Lynn Sharpe,

"Everybody back there has a lot of experience and knows what they're doing. In the midfield, I think we have some creative players that are going to be exciting to watch. We have some kids with skill and good instinct around the goal. I think we have the potential to be pretty decent, and we hope to be in the thick of things at the end of May."

Unfortunately, the Lady Eagles will not be able to play on the new Optimist

East's Lynn
soccer field
hoped would
the season.
"The field
fine," Kinze
had to start

RECEIVED FROM TWP AT PH (Lapeer Area View...3-29-07)

Golf — B-3

Imlay C

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• STANDARDS • REAR ENDS
• 4X4 RV'S • AXLES
• WE HONOR THE MOST AFTER MARKET WARRANTY PROGRAMS

DIESEL & GAS

**PERFORMANCE FOR
MOTORS & TRANS.
EXHAUST SUPERCHIPS**

Handwritten note: *Handwritten note: 3-29-07*

Thursday, March 29, 2007

Handwritten note: *About 6 Mo. Ago AT ONE OF THE MTGS I ATTEND - IT WAS REPORTED THAT WE HAD 200 HUNDRED. BRAND NEW BUILT HOME VAOATENT, Lapeer Area View*

Golf
Lake Nepeessing
1125 Lake Nepeessing Rd. • 1-609
664-3514
Golf Lessons • Season Passes • Family Life Driving Range • Bountiful
\$1 OFF \$1
Go-Kart Rides • Minia
One with coupon • One w
Expires 04-29-07 • Golfland • Expires 04-
AWESOME MINIATURE GOLF
Upcoming Events
TaylorMade Demo Day • Sat., Apr 28
Basic/Beginner Golfer Clinic • Sat., Apr 29
Jr. Golf Day Camp starts June 19

40TH ANNIVERSARY...1967-2007...40TH ANNIVERSARY
Rolling Hills Golf Course
The development deal is OFF...Rolling Hills will remain an 18-hole Championship Golf Course
★ All Memberships include FREE League Fees, except weekday membership.
★ All Guests riding with member pay only Cart Fees.
★ All Memberships include FREE Range Balls.
★ Memberships do not include carts for leagues.
We are offering Special Pricing for early bookings for Golf Outings • Bridal Showers • Bachelor Parties • Wedding Showers • Special Events...
3274 Davison Rd, Lapeer
(810) 664-2281 (PH) • (810) 664-7223 (FAX) • hexagonputter@aol.com

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EXHAUST SUPERCHIPS**



COACH: DUYCE FRIELUNDOWAL
Last year's record: 2-2 BWAC, 3-7 overall
Losses: Lisa Bacis
Key returnees: Erin Brandt
Outlook: To improve on last season.
Imlay City's strength in numbers has dwindled to one, leaving senior Erin Brandt, Bacis and Brandt were on the young but it only managed a 2-2 record, 1-5 non-league last season.
After winner and this year again lead an inex-



...heading into a long off-season. Until then, however, the play will unfold around us as teams compete for victories and league titles.

Below is a preview of our area teams.

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EXHAUST SUPERCHIPS**

Handwritten note: *Handwritten note: 3-29-07*

Thursday, March 29, 2007

Golf
Lake Nepeessing
1125 Lake Nepeessing Rd. • 1-609
664-3514
Golf Lessons • Season Passes • Family Life Driving Range • Bountiful
\$1 OFF \$1
Go-Kart Rides • Minia
One with coupon • One w
Expires 04-29-07 • Golfland • Expires 04-
AWESOME MINIATURE GOLF
Upcoming Events
TaylorMade Demo Day • Sat., Apr 28
Basic/Beginner Golfer Clinic • Sat., Apr 29
Jr. Golf Day Camp starts June 19

40TH ANNIVERSARY...1967-2007...40TH ANNIVERSARY
Rolling Hills Golf Course
The development deal is OFF...Rolling Hills will remain an 18-hole Championship Golf Course
★ All Memberships include FREE League Fees, except weekday membership.
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★ All Memberships include FREE Range Balls.
★ Memberships do not include carts for leagues.
We are offering Special Pricing for early bookings for Golf Outings • Bridal Showers • Bachelor Parties • Wedding Showers • Special Events...
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